



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE

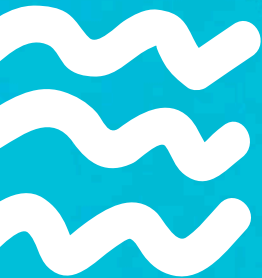




WATER
HAS LIFE

— WATER HAS
INSPIRATION





WATER
HAS FUN



WATER HAS
STORIES



WATER HAS A
NEW FRONT



RESIDENCES



MOVE IN TO AN ICONIC LIFE

Live in the centre of the city, in a home that's steps away from the shore. This is life at D1 Residences.

A gated community of stylishly appointed 1,2,3 and 4 bedroom apartments surrounded by lush greenery and world-class amenities.

Acres of luxuriant foliage, set on a pristine private beach marvel, with breathtaking views of the Crystal Lagoon...

This is distinct waterfront lifestyle, like never before.







DESIGNED TO INSPIRE AWE EVERY DAY

Experience open plan living at its innovative best. Enter a world of aesthetic minimalism in homes that are a delightful blend of elegant interiors and modern functionality entwined with calm sweeping spaces and understated lines. Bathed in natural light streaming through ceiling to floor windows, these contemporary homes offer stunning panoramic views of the Crystal Lagoon or the neighbouring lush green corridors, enhancing the feeling of space.

From reveling in the joys of everyday life at home to stepping outside to enjoy world-class family-friendly facilities just minutes from your doorstep – you'll constantly find the mundane transforming into unforgettable at District One Residences.







A modern, multi-story apartment building with a mix of glass and concrete facades. The building features balconies with glass railings and large windows. In the foreground, there is a swimming pool with clear blue water, a sandy beach area, and several lounge chairs with blue cushions. A few people are visible walking on the beach. The sky is a mix of blue and pink, suggesting a sunset or sunrise. On the right side of the image, there are three white, wavy, stylized lines representing water or waves.

VIEWS THAT WILL
TAKE YOUR BREATH AWAY



SPACES THAT REFLECT REFINED LIVING





LIVE BESIDE THE WORLD'S LARGEST MAN-MADE CRYSTAL LAGOON

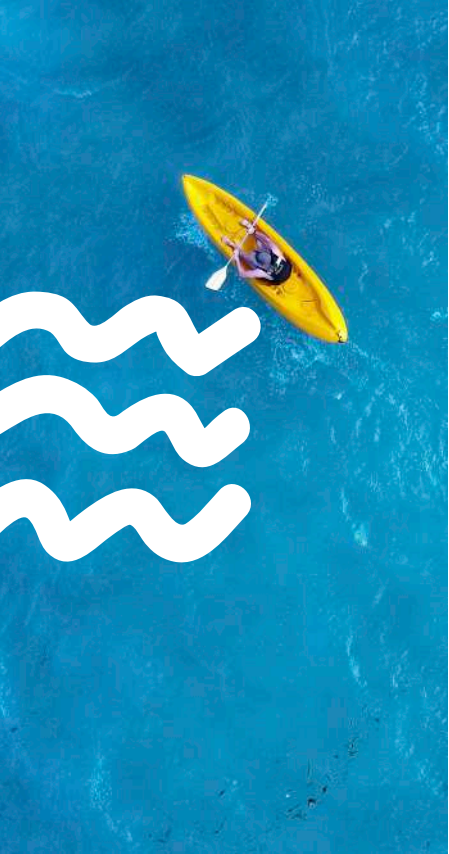
The apartments at D1 Residences overlook the shimmering, marvelous Crystal Lagoon. Spreading over 7km, this is the world's largest man-made Crystal Lagoon, offering an unparalleled iconic lifestyle.

Residents can swim, kayak and relax in the record-breaking water marvel and even invite guests over. Children also can have spectacular fun with a dedicated Kids Zone.











AMENITIES



BICYCLE TRACK



JOGGING TRACK



SUPERMARKET AND
RETAIL STORES



PHARMACY



SCHOOL AND
NURSERY



CRYSTAL LAGOON
& BEACHFRONT



KIDS PLAY
AREA



COMMUNITY
AND PLAY PARKS



MOSQUE



1 | 2 | 3 | 4
BEDROOM
APARTMENTS



G+4, G+6, G+8,
G+12, G+14, G+16, G+20



HEALTH CENTRE



BOARDWALK



COMMUNITY HALL



LOCATED IN DUBAI'S MOST PRESTIGIOUS COMMUNITY

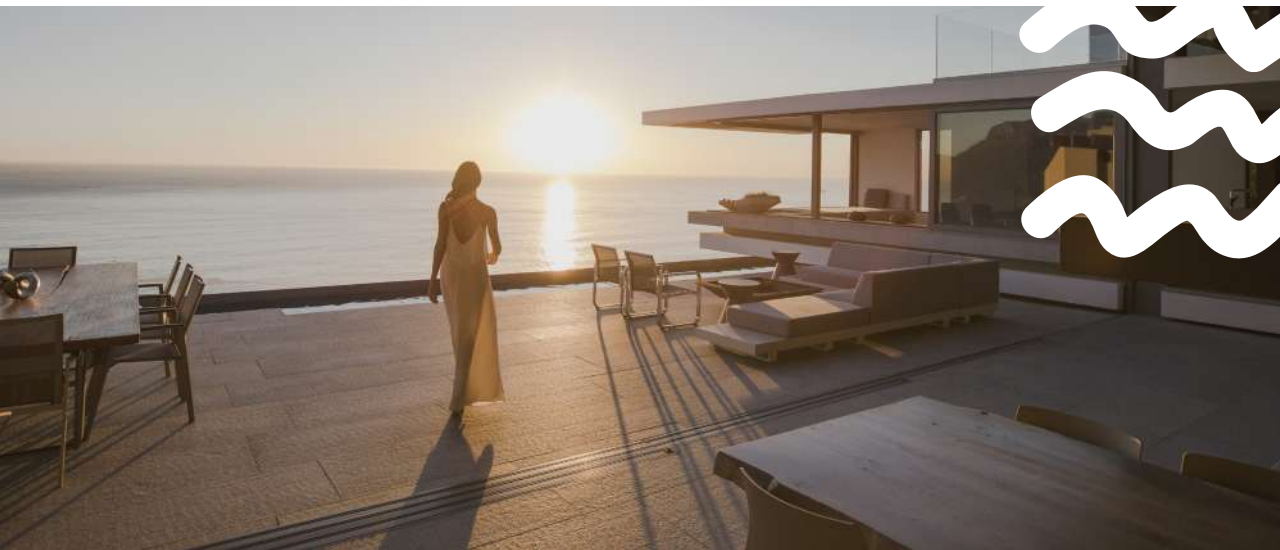
D1 Residences is a part of Dubai's most coveted residential community- Mohammed Bin Rashid Al Maktoum City, District One. With Mansions, Villas and Apartments spread across 45 million square feet of bespoke living, almost 60% green open spaces, a glittering Crystal Lagoon and a private beach District One is for those who dream big.







THERE IS ONLY ONE





A CITY WITHIN A CITY

Mohammed Bin Rashid Al Maktoum City - District One is a premier lifestyle community nestled amidst picturesque surroundings at the bustling centre of Dubai, one of the world's most vibrant cities.

Enter a world of tranquility and indulgence in distinctly styled homes, where magnificence is simply a way of life.





BIGGER THAN NEW YORK'S CENTRAL PARK





45 MILLION SQUARE
FEET OF BESPOKE
LIVING



ALL ROADS LEAD TO YOUR HOME

D1 Residences are strategically located on Al Khail Road, adjacent to the Meydan Racecourse with easy access to the city's iconic landmarks.



2 MINS
MEYDAN ONE



5 MINS
THE MEYDAN HOTEL



12 MINS
DIFC



15 MINS
BURJ AL ARAB



16 MINS
WORLD TRADE CENTRE



20 MINS
INTERNATIONAL AIRPORT





60% GREENERY, 100% JOY

Disconnect from the world and make room for peace. At ease, take a deep breath and feel your senses come to life with every step, every breath, as you leave the daily humdrum behind. Cleanse your mind, body, heart and soul. Make a connection that goes beyond words - with nature and yourself.

Living in green open spaces boosts the overall quality of life and leads to a greater sense of connectivity, a healthier body and a fresher mind.

Experience the joy of living amidst 26 million square feet of lush greenery and sweeping parklands every day, at home in District One.

A young boy with blonde hair, wearing a blue t-shirt and shorts, is climbing a large tree in a lush green forest. He is smiling and looking towards the camera. The tree trunk is thick and textured, and the surrounding foliage is dense and vibrant green. The scene is captured from a low angle, looking up at the boy as he ascends the tree.

LOSE YOURSELF IN NATURE.....
TO FIND YOUR TRUE NATURE





LIVE A FITTER AND FULLER LIFE

Staying healthy comes naturally at District One, with an 8.4 km picturesque cycling and running track, looping seamlessly around the community, sheltered by tree-lined avenues.

Whether it's a morning run, an evening jog or a quiet midnight stroll, you will always find yourself amidst the perfect ambience where keeping fit becomes an effortless way of life.

Professionally designed to incorporate specialist low-impact surfaces and state-of-the-art solar lighting, this purpose-built, expansive eco-friendly track brings you close to nature whenever you please.





45 
MILLION Sqft
OF BESPOKE LIVING

26 
MILLION Sqft
OF GREENERY

7 
KM
CRYSTAL LAGOON

14 
KM
OF SHORELINE

8.4 
KM
OF CYCLING AND
RUNNING TRACK



LIFE IN THE SPOTLIGHT

Mohammed Bin Rashid Al Maktoum City - District One is only minutes away from many of Dubai's world-class attractions, landmarks and transport links including Downtown Dubai, Dubai International Financial Centre, Dubai World Trade Centre and Dubai International Airport.

It is also right next door to the world's finest leisure facilities including the Meydan Racecourse and Grandstand; The Track Meydan Golf, a 9-hole floodlit golf course; The Meydan Hotel, a 5-star luxury trackside hotel and the upcoming Meydan One Mall.

With no other residential community in Dubai so close to these distinguished facilities, District One's truly unique locale promises you a never-ending array of remarkable and distinct experiences.





MEYDAN ONE



AT HOME IN DUBAI

Imagine your next home in the most iconic city in the world - Dubai. Everything about Dubai is designed to leave you in wonder. From towering skyscrapers to adrenaline-racing entertainment, lifestyle, fashion and business, Dubai has boomed graciously into a masterpiece of the world's best, biggest and boldest.

Home to over 200 nationalities, Dubai boasts of multiethnic cultures, cuisines and communities, making you feel at home the moment you step in.



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GLITTERING
REASONS TO INVEST
IN DUBAI



1

HIGH RENTAL YIELD

Dubai offers one of the highest rental yields in the world. Compared to global property destinations, the cost of purchase is lower in Dubai while generating higher rental yield.

CITY	Net Rental Income (\$)	Rental Yield (%)
DUBAI	29,100	5.82
NEW YORK	550	3.91
LONDON	16,050	3.21
SINGAPORE	14,150	2.83
HONG KONG	14,100	2.82

2

GROWING POPULATION

Dubai is one of the fastest growing cities in the world with a population growth of %1000 in just 40 years. As of 2019, Dubai has around 3.27 million residents, the majority of which are expats from over 190 countries. This is projected to double in the next decade.

* Source - www.dsc.gov.ae



3

WORLD-CLASS INFRASTRUCTURE

Dubai is a modern, world-class city with record-breaking skyscrapers, bustling mega-malls and high-tech transport infrastructure. Dubai Metro is the world's longest driverless metro network and the City is still rapidly expanding in the run up to Expo 2020.

4

TAX-FREE AND FREEHOLD

As per the UAE's VAT Law, anything designed for living in, such as your own home, is considered residential and is of 0% VAT.

The first supply of residential real estate within three years from completion is also of 0% VAT.

5

SAFE & STABLE

UAE is one of the safest countries in the world. The World Economic Forum ranked UAE as the 3rd safest country in the world. Proactive government initiatives and a stable law and order system, attracts expats from all over the globe to Dubai.

6

STRONG REGULATIONS

Dubai has a strong Real Estate and Regulatory Agency (RERA) that enforces a stringent framework of rules and regulations. The transparent policies protect investors' rights and boosts the long-term growth of the sector.

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AVIATION HUB

Dubai is strategically located with almost 70% of the world's population within an 8-hour flight. This makes Dubai International Airport the world's busiest international passenger hub with close to 85 million people passing through in 2017.

BOOMING TOURISM

With adrenaline-pumping desert safaris, luxurious spa breaks, mega shopping malls, fascinating wildlife encounters, high-octane skydives and exhilarating water park rides, Dubai has something for everyone.

PROPERTY INVESTOR VISA

The UAE government has introduced a set of visas for property investors which will herald the next wave of growth in the sector. Investors who buy property worth at least AED 1 million (\$272,294) can become eligible for Resident Visas ranging from 2 years to 10 years, subject to various criteria.



WORLD-CLASS SPORTING EVENTS

Dubai is home to some of the most prestigious sporting events in the world, keeping the City in global spotlight throughout the year. These include the premier golfing championship - Omega Dubai Desert Classic, Dubai Tennis Championship, Dubai Rugby Sevens and Dubai World Cup – one of richest horse races in the world.

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GOLD CARD - PERMANENT RESIDENCY PROGRAMME

The Gold Card is a landmark initiative by the Government of UAE, which will boost FDI and talent flow into the country. The Gold Card confers Permanent Resident (PR) status and will be offered to select investors and exceptional professionals in various areas, including medicine, engineering, science and arts.



An aerial photograph of a beach. The left side shows the golden sand of the beach, and the right side shows the turquoise ocean with white foam from waves crashing onto the shore. The text is centered over the sand area.

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